

Fill in this information to identify the case:

United States Bankruptcy Court for the:

**Northern District of California**

Case number (if known): \_\_\_\_\_ Chapter **11**

☐ Check if this is an amended filing

## Official Form 201

# Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name

**SC SJ HOLDINGS LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN)

**8 2 - 3 1 7 5 1 4 1**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**170 Market Street**

Number Street

**San Jose, CA 95113**

City State ZIP Code

**Santa Clara**

County

**1600 Riviera Ave**

Number Street

**Walnut Creek, CA 94596**

City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL)

6. Type of debtor



Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))



Partnership (excluding LLP)



Other. Specify:

Name \_\_\_\_\_

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

**B. Check all that apply:**

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5 3 1 1

**8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. **Check all that apply:**  
☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.  
☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☐ No

☒ Yes. District District of Delaware When 3/10/2021 Case number 21-10549  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**☐ No

☒ Yes. Debtor FMT SJ LLC Relationship Affiliate  
District District of Delaware When 3/5/2021  
MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known 21-10521

**11. Why is the case filed in *this* district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard?  
\_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number Street

City

State

ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds?**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

☒ 1-49 ☐ 50-99 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 25,001-50,000 ☐ 50,000-100,000  
☐ 100-199 ☐ 200-999 ☐ 10,001-25,000 ☐ More than 100,000

**15. Estimated assets**

☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☒ \$100,000,001-\$500 million ☐ More than \$50 billion

Debtor SC SJ HOLDINGS LLC  
Name

Case number (if known) \_\_\_\_\_

**16. Estimated liabilities**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million               | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million              | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million             | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input checked="" type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

- The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- I have been authorized to file this petition on behalf of the debtor.
- I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 11/05/2024

MM/ DD/ YYYY

**X**

Signature of authorized representative of debtor

Sam Hirbod

Printed name

Title Authorized Officer

**18. Signature of attorney**

**X**

/s/ James E. Till

Signature of attorney for debtor

Date 11/05/2024

MM/ DD/ YYYY

James E. Till

Printed name

Till Law Group

Firm name

120 Newport Center Dr

Number Street

Newport Beach

City

CA

State

92660

ZIP Code

(949) 524-4999

Contact phone

james.till@till-lawgroup.com

Email address

200464

Bar number

CA

State

Debtor SC SJ HOLDINGS LLC  
Name

Case number (if known) \_\_\_\_\_

**Additional Page**

10. Continued

Debtor	<u>NEX SJ LLC</u>	Relationship	<u>Affiliate</u>
District	<u>Northern District of California</u>	When	<u>11/5/2024</u> MM / DD / YYYY
Case number, if known	<u>24-51683</u>		

## RESOLUTIONS OF SC SJ HOLDINGS LLC

RDNWD LLC, as sole member (“**Member**”), and C. Anthony Shippam and Candace R. Corra as independent managers (“**Managers**”) of SC SJ Holdings LLC (“**Company**”), a Delaware limited liability company, adopt the following resolutions (the “**Resolutions**”).

WHEREAS, the Member and Managers are familiar with the facts and information relating to, among other things: (i) the Company’s hotel management agreement, assets, liabilities, and liquidity; (ii) the strategic alternatives available to the Company; and (iii) the potential impacts of the foregoing on the Company’s businesses.

WHEREAS, the Member and Managers, in consultation with the Company’s management and their professional advisors, have, among other things, evaluated the business alternatives available to the Company, including, but not limited to: (i) potential equity, debt financing, and sale; (ii) out-of-court and in-court options; and (iii) options available under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”) (collectively, the “**Options**”).

WHEREAS, the Member and Managers have the power and authority to approve any of the Options or any other strategic alternatives available to the Company.

WHEREAS, the Member and Managers have determined, in their judgment, that the Company’s filing voluntary chapter 11 petitions in order to avail themselves of applicable law, including the bankruptcy laws, is in the best interests of the Company, their creditors, and other interested parties.

NOW, THEREFORE, BE IT:

RESOLVED, that the Company shall be and hereby are authorized to file or cause to be filed, for each Company, a voluntary petition for relief under chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Northern District of California (when filed, the “**Chapter 11 Case**”); and it is

FURTHER RESOLVED that any officer (or legally authorized individual duly acting on behalf) of the Company (each, an “**Authorized Officer**”), acting alone or with one or more other Authorized Officers (though in consultation with the Member), is hereby authorized, empowered and directed to execute and file on behalf of the Company all petitions, motions, pleadings, applications, exhibits, schedules, lists, and other papers, instruments, or documents, and take and perform any and all further actions and steps that they deem necessary, desirable, and proper to obtain such relief, including, without limitation, any action necessary, appropriate, or desirable to maintain or improve the operation of the Company’s business, and to cause the same to be filed in the United States Bankruptcy Court for the Northern District of California, at such time as the Authorized Officers shall determine; and it is

FURTHER RESOLVED that, in the interest of clarity, the Authorized Officers are authorized to terminate and reject any or all executory contracts with non-debtor parties to which the Company are or would allegedly be subject to; and it is

FURTHER RESOLVED, that the retention by the Company of the law firm of Till Law Group (“**Till Law**”) as bankruptcy counsel to represent and assist the Company in carrying out its duties under chapter 11 of the Bankruptcy Code, and to take any and all actions necessary to advance the Company’s rights in connection therewith, including filing any pleadings, is approved and ratified, and each of the Authorized Officers, with power of delegation, is hereby authorized and directed to execute and ratify appropriate retention agreements, pay appropriate retainers, and to cause to be filed an appropriate application for authority to retain Till Law; and it is

FURTHER RESOLVED, that the hiring and engagement of 6S Advisors, LLC *dba* Solution Advisors LLC (“**Solution Advisors**”) as financial advisor (“**FA**”) to provide financial advisory, and related services to the Company is approved, and that the FA (in consultation with the Member) is authorized to retain additional personnel to assist the FA, in connection with the Chapter 11 Case; and it is

FURTHER RESOLVED, that in consultation with the Member, each of the Authorized Officers is authorized and empowered to employ on the Company’s behalf other professionals necessary to assist the Company in carrying out its duties under the Bankruptcy Code; and in connection therewith, each of the Authorized Officers is, in consultation with the Member and with power of delegation, hereby authorized and directed to execute appropriate retention agreements and cause to be filed appropriate applications with the bankruptcy court for authority to retain the services of any other professionals, as necessary, and on such terms as are deemed necessary, desirable, and proper; and it is

FURTHER RESOLVED, that in addition to the specific authorizations heretofore conferred upon the Authorized Officers, each of the Authorized Officers (and their designees and delegates) hereby is authorized and empowered (in consultation with the Member), in the name of and on behalf of the Company, to take or cause to be taken any and all such other and further action, and to execute, acknowledge, deliver, and file any and all such agreements, certificates, instruments, and other documents and to pay all expenses, including but not limited to filing fees, in each case as in such Authorized Officer or Authorized Officers’ judgment, shall be necessary, appropriate, or desirable in order to fully carry out the intent and accomplish the purposes of the Resolutions adopted herein; and it is

FURTHER RESOLVED, that any and all actions heretofore taken by any of the Authorized Officers or the Member and Managers in the name and on behalf of the Company in furtherance of the purpose and intent of any or all of the foregoing Resolutions are hereby ratified, confirmed, and approved in all respects.

[Intentionally Blank]

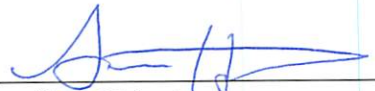
IN WITNESS WHEREOF, the undersigned, being all the Member and Managers of the Company, hereby execute these Resolutions.

MEMBER:

RDNWD LLC,  
a Delaware limited liability company


By: FMT SJ HOLDINGS LLC,  
a Delaware limited liability company,  
its sole member

By: EAGLE CANYON CAPITAL LLC  
a Delaware limited liability  
company, its sole member

By:   
Sam Hirbod  
President

INDEPENDENT MANAGERS:

  
C. Anthony Shippam

  
Candace R. Corra



Fill in this information to identify the case:

Debtor name SC SJ HOLDINGS LLC

United States Bankruptcy Court for the:

Northern District of California

Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	JLL David Calverley 401 E. Jackson Street 27th Floor Tampa, FL 33602	(813) 229-3991	Real Estate Tax Appeal Consultant				\$165,000.00
2	Extenet Michelle Collina 4730 S. Fort Apache Rd Las Vegas, NV 89147	(312) 446-5731	Cellular Antenna				\$145,000.00
3	Eastridge Hospitality Carrie Lassiter 6629 Linville Ridge Drive Oak Ridge, NC 27310	(571) 535-1514	Asset Management Fees				\$130,000.00
4	TCA Architects 1111 Broadway Ste 1320 Oakland, CA 94607	(510) 717-8288	Architectural Fees				\$130,000.00
5	Bureau Veritas Matthew Munter P O Box 74007289 San Jose, CA 95113	(240) 418-7443	Project Management Fees				\$40,000.00
6							
7							
8							

Debtor **SC SJ HOLDINGS LLC**  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Fill in this information to identify the case:

Debtor name SC SJ HOLDINGS LLC

United States Bankruptcy Court for the:

Northern District of California

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 202

# Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206A-Summary)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 11/05/2024  
MM/ DD/ YYYY

X   
Signature of individual signing on behalf of debtor

Sam Hirbod  
Printed name

Authorized Officer  
Position or relationship to debtor

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SAN JOSE DIVISION

IN RE: **SC SJ HOLDINGS LLC**

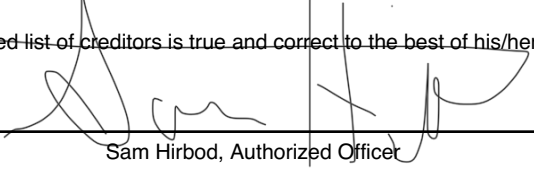
CASE NO

CHAPTER 11

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date **11/05/2024**

Signature   
Sam Hirbod, Authorized Officer

Bijan Bakery  
170 S. Market Street Ste 110  
San Jose, CA 95113

Brightspire  
Matthew Heslin  
590 Madison Ave 33rd Floor  
New York, NY 10002

Brightspire Credit 1, LLC  
590 Madison Ave 33rd Floor  
New York, NY 10022

Bureau Veritas  
Matthew Munter  
P O Box 74007289  
San Jose, CA 95113

California Broad of  
Equalization  
David Yeung, Property Tax Dept, MIC: 63  
P O Box 942879  
Sacramento, CA 94279-0063

California Dept of Tax and Fee  
Admin  
Account Information Grp MIC 29  
PO Box 942879  
Sacramento, CA 94279-0029

California Office of Tourism  
David Yeung  
450 N Street  
Sacramento, CA 94279

City of San Jose  
Finance Dept  
200 E Santa Clara Street 13 FL  
San Jose, CA 95113

City of San Jose  
Nora V. Frimann, Esq.  
200 E Santa Clara Street  
San Jose, CA 95113

City of San Jose  
200 E Santa Clara St 13 FL  
San Jose, CA 95113

Delaware Div of Revenue  
Attn Bankruptcy Administrator  
820 N French St 8th FL  
Wilmington, DE 19801

Eagle Canyon Holdings LLC  
1600 Riviera Ave Ste 220  
Walnut Creek, CA 94596

Eastridge Capital LLC  
6629 Linville Ridge Dr  
Oak Ridge, NC 27310

Eastridge Hospitality  
Carrie Lassiter  
6629 Linville Ridge Drive  
Oak Ridge, NC 27310

ESP/Environmentally Safe  
Products  
Attn: Stephen A. Barber, Esq.  
434 Roberson Ln  
San Jose, CA 95112

Extenet  
Michelle Collina  
4730 S. Fort Apache Rd  
Las Vegas, NV 89147

General Counsel  
330 Warrenville Rd  
Lisle, IL 60532

Extenet System (California)  
Chief Financial Officer  
330 Warrenville Rd Ste 340  
Lisle, IL 60532

Franchise Tax Board  
Bankruptcy Section MS A-340  
PO Box Box 2952  
Sacramento, CA 95812-2952

Hilton Worldwide  
Charlie Ruehr  
7930 Jones Branch Drive  
Mc Lean, VA 22102

Internal Revenue Service  
PO Box Box 7346  
Philadelphia, PA 19101-7346

JLL  
David Calverley  
401 E. Jackson Street 27th Floor  
Tampa, FL 33602

Mark Gomez,  
dba MG for Hair  
170 S Market Street Ste 102  
San Jose, CA 95113

NEX SJ LLC  
1600 Riviera Ave Ste 220  
Walnut Creek, CA 94596

Sam Hirbod  
1600 Riviera Ave Ste 220  
Walnut Creek, CA 94596

San Jose Grill LLC  
170 S. Market Street Ste 101  
San Jose, CA 95113

Santa Clara County  
Finance Department  
70 West Hedding Street  
San Jose, CA 95110

Santa Clara County  
Finance Department  
70 West Hedding Street 6th Floor  
San Jose, CA 95110

Santa Clara County  
110 West Tasman  
San Jose, CA 95134

Signia Hotel Management LLC  
Attn General Counsel  
7930 Jones Branch Dr  
Mc Lean, VA 22102

TCA Architects  
1111 Broadway Ste 1320  
Oakland, CA 94607

The Mont LLC  
170 S. Market Street  
San Jose, CA 95113